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 21 Attorneys for Debtors and Debtors-In-Possession

13 **UNITED STATES BANKRUPTCY COURT**

14 **DISTRICT OF NEVADA**

15 In re:	Case No. BK-S-06-10725 LBR
16 USA COMMERCIAL MORTGAGE COMPANY,	Case No. BK-S-06-10726 LBR
17 Debtor.	Case No. BK-S-06-10727 LBR
18 In re:	Case No. BK-S-06-10728 LBR
19 USA CAPITAL REALTY ADVISORS, LLC,	Case No. BK-S-06-10729 LBR
20 Debtor.	
21 In re:	Chapter 11
22 USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC,	Jointly Administered Under
23 Debtor.	Case No. BK-S-06-10725 LBR
24 In re:	
25 USA CAPITAL FIRST TRUST DEED FUND, LLC,	
26 Debtor.	
27 In re:	
28 USA SECURITIES, LLC,	
Affects:	

25 <input type="checkbox"/> All Debtors	Debtors.
26 <input checked="" type="checkbox"/> USA Commercial Mortgage Company	
27 <input type="checkbox"/> USA Securities, LLC	
28 <input type="checkbox"/> USA Capital Realty Advisors, LLC	
<input type="checkbox"/> USA Capital Diversified Trust Deed Fund, LLC	
<input type="checkbox"/> USA First Trust Deed Fund, LLC	
Date: N/A	
Time: N/A	

1 Date: N/A

Time: N/A

1 **NOTICE IS HEREBY GIVEN** that an Amended Stipulation And Order Regarding Extension Of
2 Time To Assume Or Reject Lease With Haspinov, LLC (Affects USA Commercial Mortgage
3 Company) was entered on November 09, 2006, a copy of which is attached hereto.

4
5 DATED: November 20, 2006
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9



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Entered on Docket
November 09, 2006

A handwritten signature in black ink, appearing to read "R - B".

Hon. Linda B. Riegle
United States Bankruptcy Judge

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UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:		Case No. BK-S-06-10725 LBR
USA COMMERCIAL MORTGAGE COMPANY,	Debtor.	Case No. BK-S-06-10726 LBR
In re:		Case No. BK-S-06-10727 LBR
USA CAPITAL REALTY ADVISORS, LLC,	Debtor.	Case No. BK-S-06-10728 LBR
In re:		Case No. BK-S-06-10729 LBR
USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC,	Debtor.	Chapter 11
In re:		Jointly Administered Under Case No. BK-S-06-10725 LBR
USA CAPITAL FIRST TRUST DEED FUND, LLC,	Debtor.	AMENDED STIPULATION AND ORDER REGARDING EXTENSION OF TIME TO ASSUME OR REJECT LEASE WITH HASPINOV, LLC (AFFECTS USA COMMERCIAL MORTGAGE COMPANY)
In re:		
USA SECURITIES, LLC,	Debtor.	

1 Affects:

- All Debtors
- USA Commercial Mortgage Company
- USA Securities, LLC
- USA Capital Realty Advisors, LLC
- USA Capital Diversified Trust Deed Fund, LLC
- USA First Trust Deed Fund, LLC

Date: N/A

Time: N/A

6 USA Commercial Mortgage Company, Debtor and Debtor-In-Possession ("Debtor"), by
 7 and through its counsel, Jeanette E. McPherson, Esq., of Schwartzer & McPherson Law Firm, and
 8 Haspinov, LLC, by and through its counsel, Jeffrey R. Sylvester, Esq., hereby stipulate and agree
 9 as follows:

10 WHEREAS the Debtor filed its voluntary petition for relief under Chapter 11 of Title 11
 11 of the United States Bankruptcy Code on April 13, 2006 (the "Petition Date"), and the Debtor
 12 continues to operate its business and possess its property as a debtor-in-possession pursuant to
 13 Bankruptcy Code §§ 1107 and 1108.

14 WHEREAS the Debtor is a lessee under an "Office Lease" with Haspinov, LLC
 15 ("Haspinov") as the landlord (the "Lease").

16 WHEREAS, under the Lease, the Debtor leases real property located at 4480 South Pecos
 17 Road, Las Vegas, Nevada 89121 (the "Premises").

18 WHEREAS the term of the Lease was to commence on April 1, 2002 and is to expire "on
 19 the same day of the 120th successive month following the first month of the lease, said term being
 20 ten years."

21 WHEREAS due to the status of this bankruptcy case, the Debtor has not made a decision
 22 whether to assume or reject the lease.

23 WHEREAS the original time to assume or reject the Lease under 11 U.S.C. § 365(d)(4)
 24 expired on August 11, 2006.

25 WHEREAS because the Debtor has not made a decision whether to assume or reject the
 26 Lease due to the status of this bankruptcy case, "cause" under 11 U.S.C. § 365(d)(4) existed to
 27 extend the time for the Debtor to assume or reject the Lease. As a result, the Debtor and Haspinov
 28 stipulated and agreed that the Debtor has until November 11, 2006 to assume or reject the Lease.

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1 WHEREAS "cause" under § 365(d)(4) exists to extend the time further for the Debtor to
 2 assume or reject the Lease due to the status of this bankruptcy case, and Haspinov has agreed to
 3 extend the time to assume or reject the Lease until the later of either 60 days after entry of an order
 4 confirming the Debtor's plan of reorganization or March 30, 2007.

5 NOW, THEREFORE, in consideration of the foregoing, the Debtor and Haspinov agree
 6 as follows:

- 7 1. The foregoing recitals are true and incorporated herein in full.
- 8 2. The deadline for the Debtor to assume or reject the Lease under 11 U.S.C. §
 9 365(d)(4) is hereby extended to the later of either 60 days after entry of an order confirming the
 10 Debtor's plan of reorganization or March 30, 2007.

11 Dated: November 3, 2006.

12 Dated: Nov 3, 2006.

13 _____
 14 Jeannette E. McPherson, Esq.
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 Attorneys for Debtors and Debtors-In-Possession

15 _____
 16 Jeffrey R. Sylvester, Esq.
 Sylvester & Pollednak
 7371 Prairie Falcon, #120
 Las Vegas, NV 89128
 Attorneys for Haspinov, LLC

17 IT IS SO ORDERED.

18 Submitted by:

19 _____
 20 Jeannette E. McPherson, Esq.
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21 and

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